

MU-1 (Mixed-Use Historic Commercial Core) District**(a) Purpose.**

To establish areas of mixed land uses primarily devoted to combining low to moderate density commercial development with limited residential uses.

Mixed-use zoning for this district refers to the combining of a variety of complementary commercial uses, such as retail, office, restaurant and entertainment uses, in the same building, on the same site, or in the same block with limited residential on upper stories or as live/work units, creating an active and pedestrian-friendly streetscape.

The standards herein are intended to encourage high-quality construction and development that fits the proportions and functional characteristics of a mixed-use district with a traditional block structure.

(b) Permitted Uses.

- (1) The following uses are permitted subject to applicable supplementary use standards provided in Section 46-160:

Use	Supplementary Use Standards
Eating Establishments	None
Government Facilities including parking lots and garages	None
Indoor Entertainment Activities	46-160(p)
Live/Work Units	46-160(q)
Office	46-160(r)
Outdoor Entertainment	None
Overnight Accommodations	46-160(s-1)
Park, Linear/Linkage	None
Park, Neighborhood	None
Place of Worship	None
Retail Sales and Services	46-160(aa)
Upper-Story Residential	46-160(gg)
Utilities, Minor	46-160(hh)
Utilities, Intermediate	46-160(hh)
Wireless Transmission Facilities, Stealth	46-160(kk)

- (2) The following use is permitted subject to Special Exception criteria provided in Section 46-101 and requires approval by the Zoning Board of Adjustment:

Use
Passenger Terminals

(c) Density and Development Standards.

All development within the MU-1 (Mixed-Use Historic Commercial Core) District shall conform to the Density, Development, and Special Standards described below.

(1) MU-1 (Mixed-Use Historic Commercial Core) Density and Development Standards.

Density & Development Standards for MU-1 (Mixed-Use Historic Commercial Core)⁽¹⁾	
Description	Requirement
Minimum lot width, freestanding buildings	24 ft.
Minimum lot width, common-wall building	20 ft.
Minimum setback from street (ROW)	0 ft.
Maximum setback from street (ROW)	0 ft. ⁽²⁾
Minimum rear setback	5 ft.
Minimum side setback	0 ft. ⁽³⁾
Frontage occupancy	90% ⁽⁴⁾
Minimum height, principal building	20 ft.
Maximum height, principal building	3 stories/ 2 stories (historic buildings) ⁽⁵⁾
Maximum height of fence within street yard	3 ft. (non-wrought iron) 6 ft. (wrought iron)
Maximum height of fence outside street yard	6 ft.
<p>(1) Special purpose lots, such as landscape lots and utility lots, are exempted from these requirements.</p> <p>(2) When courtyards, patios with outdoor seating, and plazas are incorporated into a site, the façade of the building may be recessed. Elements of building articulation such as recessed storefront entries, steps, stoops, and other access features shall qualify as portions of a façade that meet the 0 foot setback.</p> <p>(3) Side wall requirements for separation from adjacent structures, wall construction, and allowable openings for elements such as windows and doors shall be regulated by the Fire Code.</p> <p>(4) Buildings and courtyards, patios with outdoor seating, and plazas shall qualify towards the frontage occupancy.</p> <p>(5) Height of the structure shall not exceed 40 feet. Designated historic structures shall not exceed two stories in height.</p>	

(2) Setback Requirements.

- a. Except as provided below, all required setbacks shall be free from all encroachments, such as accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces/chimneys. Air conditioning units and other ground mounted mechanical equipment are exempt from this requirement.
- b. Structures may not encroach on any utility easements and utility setbacks described in the City of Round Rock Design and Construction Standards. Maximum setbacks shall be adjusted to accommodate conflicts with utility easements.
- c. When courtyards, patios with outdoor seating, and plazas are incorporated, the maximum front setback line shall be defined with a low wall, fence/gate, or other defining feature.
- d. Side setback areas that are part of the required frontage occupancy may include outdoor areas such as courtyards, patios with outdoor seating, and plazas. These areas may also serve as access to an alley or rear parking areas.

- e. Site furniture shall be permitted within the required setbacks.

(3) Parking.

a. Parking requirements.

- 1. On-site parking is not required for non-residential establishments in the MU-1 district, with the exception of the residential portion of a live/work unit or unless a parking generation study as described in subsection (4) below requires an alternative parking solution.
- 2. On-site parking shall be required for all residential uses or residential portions of any building.

Required residential parking.

1 Bedroom: 1 space

2 Bedrooms or more: 2 spaces

For residential units without defined bedrooms, including the residential portion of live/work units:

Under 800 square feet: 1 space

- 3. 800 square feet or more: 2 spaces

b. On-site surface-level parking.

- 1. If on-site surface-level parking is proposed or required it shall be in accordance with the following requirements in addition to standards provided in Section 46-196 of this Code:
 - i. Parking and access shall be permitted only on improved surfaces.
 - ii. Wherever possible, alleys shall be utilized to access on-site parking areas.
 - iii. If a property owner desires vehicular access from the alley and the alley is not improved, the property owner shall be responsible for the necessary improvements from the alley entrance to the entrance of the parking area.
 - iv. Vehicular entrances and exits for all parking areas shall be no wider than the minimum standard allowed by the City's Design and Construction Standards.

- v. On-site parking areas shall not be permitted in any street yard, and all parking shall be set back a minimum of five (5) feet from any street-facing building façade.
 - vi. All existing driveways that are no longer required for parking access shall be removed and replaced with landscaping at the time of site plan review and street improvements installed to match adjacent areas.
 - vii. On-site parking areas visible from a public street shall be screened by a building or wall, hedge or other landscaping screen that is at least three (3) feet in height.
- c. On-street parking.
 - 1. The applicant for a building permit may provide interim on-street parking adjacent to the property if the existing right-of-way will accommodate it. The materials, design and location of the interim parking improvements shall be in accordance with the Downtown Master Plan and approved by the City.
- d. Structured parking.

All structured parking garages where any of the parking is above grade shall meet the following standards:

 - 1. The first twenty (20) feet in height of the frontage of a garage that faces a public street, with the exception of pedestrian and vehicular ingress and egress areas, shall require either a ground-level use or vehicle parking areas to be screened from public view by means of landscaping or manufactured materials.
 - 2. Exterior garage building materials shall be limited to stone, cast stone, brick, or split-face or stone-face concrete masonry units (CMU). In addition, architectural steel or metal may be used as accent features.
 - 3. The glazing percentage requirements provided in subsection (d)(6) shall apply to ground-level occupant spaces, if any.
 - 4. Pedestrian access.
 - i. Pedestrian ingress and egress to all parking structures shall provide access directly to a street or public frontage except for underground parking levels, where pedestrians may exit the parking area directly into a building.
 - ii. Pedestrians shall have direct access from parking areas to the street on the primary frontage.

- iii. There shall be direct access to the street from commercial uses.
 - 5. Vehicular access shall be from the secondary frontage where possible.
 - 6. Service access shall be from an alley where possible. Where an alley does not exist, service access shall be from a secondary frontage where one exists.
- (4) Traffic Impact and Parking Generation Studies.
- a. A Traffic Impact Analysis (TIA) shall not be required for any development in the MU-1 district.
 - b. A parking generation study for non-residential uses shall be required for any new development, conversion, or change of use within a building that has a gross floor area of greater than 10,000 square feet. The parking generation study shall include the following criteria:
 - 1. A demand analysis of parking need based on industry standards.
 - 2. Characteristics of those using parking, including turnover rate.
 - c. In instances where a parking generation study determines that a use will utilize ten (10) or more on-street parking spaces at a turnover rate of greater than every two (2) hours, the use shall be required to identify alternative parking solutions. Alternative solutions may include a shared parking agreement as described in Section 46-196(c)(2), on-site parking, or other solution as approved by the Transportation Director.
- (5) Access and Circulation.
- a. Vehicle access and circulation standards provided in Section 46-198 apply to development in the MU-1 District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways.
 - b. New drive through services shall be prohibited. Buildings with existing drive throughs shall be permitted to change the location or configuration of a drive-through in accordance with the following standards:
 - 1. Off-street vehicle stacking spaces shall not be permitted in any front street yard and shall meet the stacking area standards and design provided in Section 46-196(j).
 - 2. Vehicular entrances and exits shall be no wider than the minimum required for one (1) vehicle and shall be in accordance with the City's Design and Construction Standards.
- (6) Fencing Design Standards.
- The following standards apply to fencing in the MU-1 District:
- a. Fences shall be constructed of the following materials: brick, stone, or wrought iron.

- b. Fence posts shall be constructed of rust resistant metal parts, concrete-based masonry or concrete pillars.
- c. Fence posts and fence panels shall be capped.
- d. All fences shall provide a finished face to the exterior of the property.

(7) Landscaping.

- a. Landscaping shall be required to be installed in the MU-1 district only in conjunction with outdoor courtyards, patio and plaza areas on private property. A linear length equal to fifty percent (50%) of the perimeter of said courtyard, patio or plaza exclusive of gates, entryways and the building façade shall include plantings of shrubs at a rate of one (1) shrub per four (4) linear feet and ornamental trees at a rate of one (1) tree per fifteen (15) linear feet. Shrubs and trees may be installed in planters or in the ground and shall be maintained in accordance with Section 46-195.
- b. Pervious concrete and pervious pavers for parking and maneuvering areas are permitted. Other permeable surfaces may be approved by the Zoning Administrator.
- c. For landscaping for expansions in subsection (e) or a change of use and conversions in subsection (f), foundation treatment in accordance with the Category 3 requirement in Section 46-195(h) shall be required when the structure does not meet the front and side setback requirements.
- d. Minor modifications to design and development standards may be permitted to protect and accommodate protected trees as identified in Chapter 43.

(8) Outdoor Display and Storage.

- a. General outdoor storage is prohibited.
- b. Outdoor display and limited outdoor storage shall be allowed in accordance with Section 46-199.
- c. Limited outdoor storage is prohibited in the street yard.

(9) Site Furniture.

- a. Site furniture, as defined in Section 46-5, shall be required to be of a commercial grade and manufactured for exterior use.
- b. Site furniture may also include moveable outdoor site features such as outdoor café tables and planters.
- c. No plastic site furniture shall be permitted.

(10) Special Conditions for public open space including parks, trails, creeks, and public plazas.

- a. No opaque fences shall be allowed on the portion of a lot abutting any public open space. Wrought iron fencing or equivalent may be used.

- b. There shall be no loading or service areas between the buildings and public open spaces.
- c. An eight (8) foot wide linear landscaped area in accordance with Section 46-195(g)(1) shall be required on lots abutting public open space that have their parking between the buildings and the public open space.

(d) *MU-1 (Mixed-Use Historic Commercial Core) District Design Standards.*

The following design standards apply to all buildings in the MU-1 District, with the exception of certain expansions, as addressed in subsection (e). Alternate design standards may be approved by the Zoning Administrator to permit a more flexible or creative design that still meets the intent of the MU-1 District design standards.

(1) Exterior Wall Finish.

The exterior finish of all buildings shall be stone, brick, and/or three-step hard coat stucco, except for doors, windows, accents, and trim. The use of wood shingles or wood siding shall be limited to accent features.

(2) Orientation Requirements.

- a. Buildings shall have their main entrance off a public street or plaza. Entrances shall be easily accessible for pedestrians from the street, a plaza or the sidewalk.
- b. Where ramps or other accessibility-related structures are installed, they shall be integrated into the building design by facing the structure with the same exterior materials as the building, using the same stone material that was used in the landscape if applicable, or screening structures behind planters and other landscape features.

(3) Exterior Color.

- a. Day-Glo, luminescent, neon, or similar types of color finishes are not permitted.
- b. Color schemes shall be compatible with the era and architectural style of the building.

(4) Building Elevation Variation.

- a. The design of the primary façade of the ground floor of all buildings shall be symmetrical by the placement of windows, doors and other architectural features.
- b. The length of walls facing public streets shall be broken into smaller planes. Wall planes shall not extend more than an average of thirty-five (35) feet without an offset or interruption by a pilaster or structural frames, change in roof line or architectural materials.
- c. The composition of windows and other major features shall relate to the wall plane between each offset or other feature identified in subsection (b.) above.
- d. A horizontal design feature between the first and second floors of a building shall be indicated on the building's primary façade. Examples of design features delineating first and second floors include awnings, canopies, transoms,

moldings, balconies, pergolas, wainscoting, decorative stone or brick band, or changes in color or texture.

- e. Where a single occupant occupies more than 60 feet of street frontage on the primary façade of a building, the primary façade shall appear to have multiple primary entrances with no more than 50 feet between entries.

(5) Building Articulation.

- a. All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide architectural interest and style.
- b. The following is a list of design features that may be used as part of an integrated, comprehensive building design to provide architectural interest and style. Such interest and style shall include a minimum of five (5) of the following:
 - 1. Cornices
 - 2. Eaves
 - 3. Arched windows
 - 4. Gable windows
 - 5. Transom windows
 - 6. Multiple sashed and/or multiple-paned upper story windows
 - 7. Shutters
 - 8. Recessed storefront entryways
 - 9. Forecourt
 - 10. Shopfront
 - 11. Decorative stone or brick band
 - 12. Decorative tile
 - 13. Arcade/gallery
 - 14. Veranda, porch or balcony
 - 15. Variation of roof lines on the building
 - 16. Stone coursing around windows
 - 17. Simply designed secondary facades when compared to primary facades
 - 18. Metal canopies
 - 19. Fabric awnings that relate to window and door bays
 - 20. Other features as approved the Zoning Administrator
- c. For buildings with a primary façade length of greater than 120 feet, offsets of at least two (2) feet shall be required for every 60 feet of building façade.

(6) Windows.

In order to ensure appropriate proportion, shape, position, location, pattern and size of windows on a building, the following shall be required:

- a. Windows shall be provided with relief. Examples include architectural surround, trim, changes in color, or changes in texture or coursing.
- b. The ground floor of the primary façade shall have a minimum of sixty percent (60%) glazing with light transmittance of seventy percent (70%). The maximum

sill height shall be twenty-four (24) inches; however, eighteen (18) inches is recommended.

- c. Upper floors of the primary façade shall have a minimum of thirty percent (30%) glazing.
- d. At least twenty-five percent (25%) of the wall area on any side or rear elevation facing a public street, park or plaza shall consist of glazing or as permitted by the Building Code, whichever is less.
- e. Mullions shall not be placed between panes of glass in windows and doors.
- f. To assist with energy efficiency and solar gain the requirements in this subsection may be reduced to the extent that the required level or location of glazing conflicts with the standards of the Building Code or a recognized green building program.

(7) Glass.

Except for photovoltaic cells, mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs of buildings and structures.

(8) Roof Pitch.

The roof pitch for a structure that shares a common or immediately abutting wall with another structure shall not be visible from any portion of an adjacent right-of-way.

(9) Roofing Materials.

- a. Roofing materials for pitched roofs shall consist of a minimum twenty-five (25) year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, copper or other similar materials as approved by the Zoning Administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.
- b. All roof-mounted mechanical equipment shall be screened from public view by parapets so as to not be visible from an abutting street, public plaza or public open space. The parapet shall utilize the same or similar materials as the principal structure.

(10) Awnings and Canopies.

Awnings and canopies on buildings used for commercial, industrial or retail purposes shall meet the following standards:

- a. Awnings and canopies shall be placed so as to avoid obscuring details of the building façade.
- b. Fabric awnings for windows shall be a drop-front style, except at arched window openings, and shall relate to each window or bay.
- c. Awnings and canopies shall be placed so that there is a minimum clearance of eight (8) feet at its lowest point when over a sidewalk or other pedestrian walkway.

- d. Awnings and canopies may encroach up to ten (10) feet or sixty-six percent (66%) of the distance from the building face to the curb, whichever is less.

(11) Signs.

All signs shall comply with the regulations set forth in Chapter 30 of the Code of Ordinances.

(e) *Expansions.*

- (1) Expansions that are less than thirty-five percent (35%) of the existing gross floor area shall meet the following criteria:
 - a. Expansions shall reflect the architectural style of the original building, including roof, articulation, windows, doors, and exterior finish. If the existing style is not desired for the expanded portion of the structure, the expansion shall meet the design standards provided in subsection (d), as applicable.
 - b. Newly constructed portions of the building shall meet all applicable density and development standards in subsection (c).
- (2) The cumulative expansion of over 35% of the gross floor area over any five (5) year period shall be required to incorporate a minimum of three (3) improvements to each street facing façade in accordance with subsection (d).

(f) *Conversions.*

- (1) Conversions in the MU-1 District from single-family residential to a non-residential use shall meet the density and development standards in subsection (c) pertaining to the following:
 - a. parking (subsection (c)(3));
 - b. traffic impact and parking generation studies (subsection(c)(4));
 - c. access and circulation (subsection (c)(5));
 - d. fencing design standards (subsection (c)(6));
 - e. landscaping (subsection (c)(7));
 - f. outdoor display and storage (subsection (c)(8));
 - g. site furniture (subsection (c)(9)); and
 - h. special conditions for public open space (subsection(c)(10)).
- (2) The following requirements from the district design standards (subsection (d)) may apply when changes to the exterior of a building are being made to a conversion:
 - a. exterior wall finish (subsection (d)(1));
 - b. orientation requirements (subsection (d)(2));
 - c. exterior color (subsection (d)(3));
 - d. glass (subsection (d)(7));
 - e. roofing materials (subsection (d)(9));
 - f. awnings and canopies (subsection (d)(10)); and
 - g. signs (subsection (d)(11)).
- (3) Expansions in the gross floor area during the conversion process shall meet the standards in subsection (e) above, as applicable.

- (4) Driveways that access garages and carports shall no longer be permitted to be used for that purpose. Driveways may still be used for access to on-site parking in permitted locations if access from an alley or secondary frontage is not possible.

(g) *MU-1 District Compatibility Standards.*

Compatibility standards are intended to minimize the adverse impacts sometimes associated with adjacent higher intensity development.

- (1) Visual Screening. Screening standards for detention/water quality ponds, dumpsters, trash receptacles, outdoor storage, ground-mounted equipment and other similar structures are provided in Section 46-195(i).

- (2) Noise. Noise shall be regulated by Chapter 14 of the Code of Ordinances.

- (3) Lighting.

- a. Building Illumination.

- 1. Fully recessed downlights, gooseneck lights or other compact fluorescent, incandescent, or light emitting diode fixtures appropriate to the style of a building shall be used.
- 2. Illumination of a façade to highlight architectural details is permitted. Fixtures shall be small, shielded and directed toward the building or downward rather than toward the street, residential units or adjacent properties.

- b. Site Lighting Design Requirements.

- 1. Fixture (luminaire)

The light source shall be completely concealed within an opaque housing and shall not be visible from any street or residential development.

- 2. Light Source (lamp)

Only incandescent, compact fluorescent, color-corrected high-pressure sodium, or light emitting diodes may be used. The same type shall be used for the same or similar types of lighting on any one site throughout a development.

- 3. Mounting

Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.

- 4. Height of Fixture

The height of a freestanding fixture shall not exceed twelve (12) feet.

- c. Excessive Illumination.

- 1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted.

Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.

2. Lighting shall not be oriented so as to direct glare or excessive illumination onto the street in a manner that may distract or interfere with the vision of drivers on such streets.
3. Foot candle reading on any exterior portion of the site shall not exceed twenty-five (25) foot candles except at the property line where the reading shall not exceed one (1) foot candle. Uses requiring more illumination for security purposes may seek approval from the Zoning Administrator.